

## Lighting, Signage, Landscaping, and Parking

Coal City Land Usage reference number provided when applicable

### LIGHTING

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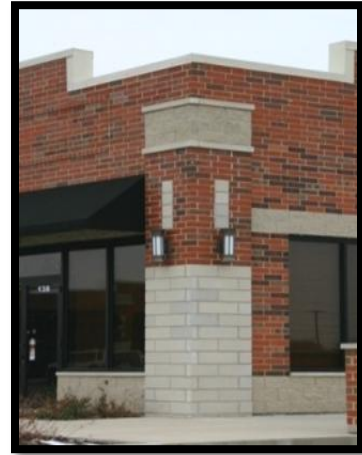
#### INTENT

- Properly lit buildings are essential to both building security, and public safety. Safety being prioritized, commercial lighting should have a minimal impact on neighboring properties:
- Front and rear entries shall be adequately lit for overall security and visibility. (Village Code 150.01; IBC 2003 2701.1; electrical NEC 2005)
- First floor non-display windows shall be lit to an extent that allows activity in its immediate vicinity to be visible. (display windows are assumed to be lit)
- Parking lots, loading docks, exterior service areas, and any confined space within a commercial property is required to be lit to an extent that allows activity in the space to be visible. (Village Code 156.125B)
- Light fixtures shall be designed and oriented to produce minimal glare, and light spill over onto nearby properties. (Village Code 154.08; IBC 2003 1006.2)



LIGHTING--INTENT (Continued)

- Lighting may be used to enhance building's architecture, but shall be understated, and fit with the building's architectural character.



- Lighting must be maintained on all commercial buildings and surrounding area, bulbs and fixtures are to be replaced in a timely manner to continue to provide security. Any unused light supports, hardware, conduits, or cords shall be removed and the building's surface repaired and restored. (Village Code 156.134)

PARKING FACILITIES

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INTENT

- Off street parking lots and parking garages shall be designed and located so that they are safe and efficient. Parking garages are subject to all design guidelines relating to commercial buildings as well as the parking guidelines listed here.
- The number of curb cuts along major collector and arterial roadways shall be minimized within the commercial areas, adjacent parking lots shall be connected, and access points unified whenever possible. All parking areas shall be accessible from cross streets whenever possible.
- Directional ingress and egress are prohibited on non median roadways.
- All parking areas shall be paved and striped, with pedestrian walkways whenever possible. (Village Code 156.139 & 156.125B)



PARKING FACILITIES-INTENT (Continued)

- Store entrances must be protected to provide adequate protection from vehicles. (e.g. bollards, masonry, curbs)



- Landscaping and decorative fence shall be used to screen commercial activity and all parking areas from adjoining non-commercial sites. Tall hedges and solid fences are recommended; chain link fencing is prohibited. (Village Code 156.135).



- Parking lots shall be embellished along sidewalks and roadways through the combined use of one (1) or any combination of the following three (3): free forming berms, low masonry walls, and trees and shrubs. Landscape vegetation must be utilized.
- Parking lots shall have curbed perimeters and curbed landscape islands. Landscape islands shall consist of village approved canopy trees (minimum 2.5 inch caliper), attractive ground cover, and/or decorative shrubs. Landscaping is to be 7.5% of the devoted parking area for lots of 4,500 sq. ft. – 30,000 sq. ft, and 10% for lots greater than 30,000 sq. ft. Plant material shall be designed as to completely fill the island, thus reducing the need for excessive mulching. (Village Code 156.135)



PARKING FACILITIES-INTENT (Continued)

- All parking lots shall be designed for proper drainage. Decreased run off through the use of pervious surfaces is encouraged. (Village Code 156.133)



- Parking lots shall be adequately lit.

LANDSCAPING AND SITE IMPROVEMENTS

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INTENT

- Landscaping shall be used to enhance a building's façade, soften the appearance of parking lots and large uninterrupted sidewalls, and enhance the appearance of business signs. (Village code 154.10)



- Plants native to northern Illinois are encouraged for landscaping of commercial areas. Also, the total improvement must include a four season interest.



LANDSCAPING AND SITE IMPROVEMENTS-INTENT (Continued)

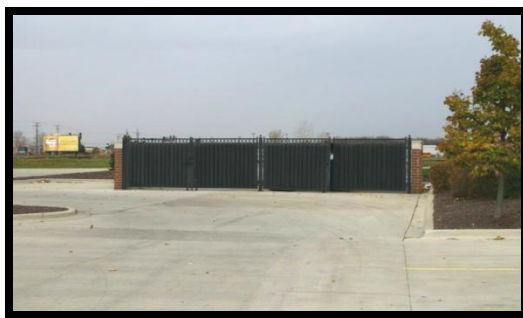
- Plant materials, other than native plants, shall be chosen on the considerations of hardiness (USDA Hardiness zone 5a), light tolerance, salt tolerance in parking areas, and maintainability. Trees with weak wood are discouraged in parking areas.
- Landscaping, or other site improvements, shall not block the view of any entrance, or window that may be used as a building access point or emergency exit. (Village Code 154.10; IBC 2003 1014.2)
- Landscaping and decorative fencing shall be used to screen commercial activity from adjoining non commercial sites. Tall hedges and solid fences are recommended. Chain link fencing is prohibited. (Village Code 156.135)



- Landscaping shall not interfere with the use of lighting as an instrument of safety. (Village Code 156.125B)



- For safety reasons, lockable decorative fencing shall be used to screen storage areas, and dumpster sites, however landscaping is encourage to enhance their appearance.



LANDSCAPING AND SITE IMPROVEMENTS-INTENT (Continued)

- Bollards, curbs and masonry structures are preferred to protect entrances, as described in the parking guidelines, trees and shrubs cannot be substituted.



- All landscaping is to be properly maintained, weeds shall be controlled, dead plant material shall be removed and replaced, shrubs shall be trimmed as needed, and mulch shall be favored over exposed soil. (Village Code 156.134)

## SIGN DESIGN GUIDELINES

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### INTENT

- Signs can:
  - ❖ Enhance the appearance of a business property
  - ❖ Serve as business identification for customers and emergency responders
  - ❖ Help maintain a quality community appearance
- This document describes a user-friendly process for businesses and building owners to install well-designed signs in appropriate locations that enhance the character of the Village of Coal City.

### EXTERIOR BUILDING SIGNS

- Signs or displays painted directly on the building façade are prohibited.
- The size of the signs should complement façade proportions and should be constructed in an appropriate scale to the building. The designs and color should also compliment the architecture of the building. Internal illumination is preferred for building mounted signs. Externally lit signs may also be acceptable if they are compatible with other architectural components.



- Exterior building signs shall be limited to business identification and description. The size, material, color, and shape of building signs shall complement the architecture of the building and shall follow the sign design guidelines in this document.



### EXTERIOR BUILDING SIGNS (Continued)

- Flush mounted wall signs are permissible, although signage shall not project above the cornice line or be mounted on the roof of a building. Wall mounted signs should not protrude excessively.



### MULTI-TENANT GROUND SIGNS

- This document refers specifically to new ground signs in Coal City, which identify two or more tenants. The ordinance does not apply to shopping center or outlot building signs that do not include tenant names. Changes and out lot buildings to existing sign panels, replacements that are identical to the previous approval, or minor repairs do not require a new sign to meet these Guidelines. However a completely new sign cabinet would require meeting the Code and Design Guidelines that are referenced in this document.



## MULTI-TENANT GROUND SIGNS (Continued)

### Location/Placement

- ❖ No sign shall be located within the clear sight triangle at an intersection, in Accordance with the Village's current standard. See *Diagram 1 - Clear Sight Triangle* in the appendix.



Sign is placed far back from the intersection so as not to interfere with visibility.

- ❖ Shopping centers shall have no more than one multi-tenant sign per public street frontage.



Only one sign per street frontage

- ❖ Signs should be appropriately placed to identify and enhance the appearance of a shopping center rather than be solely designed to be attention-getting.
- ❖ Signs should be appropriately spaced, with enough separation to avoid visibility concerns.



Sign is placed to enhance the shopping center



Sign interferes with visibility and does not enhance the character of the shopping center.



Sign is located to accentuate the shopping center without being a distraction to drivers and pedestrians.

## MULTI-TENANT GROUND SIGNS (Continued)

- Size/Compatibility

- ❖ The sign shall be constructed of the same or similar architectural elements and in similar materials and colors as the building(s).



Sign is less than 15' in height



Sign area equals the total of all panels on one side. This sign has two sides, each with an area of approximately 38 sq. ft.

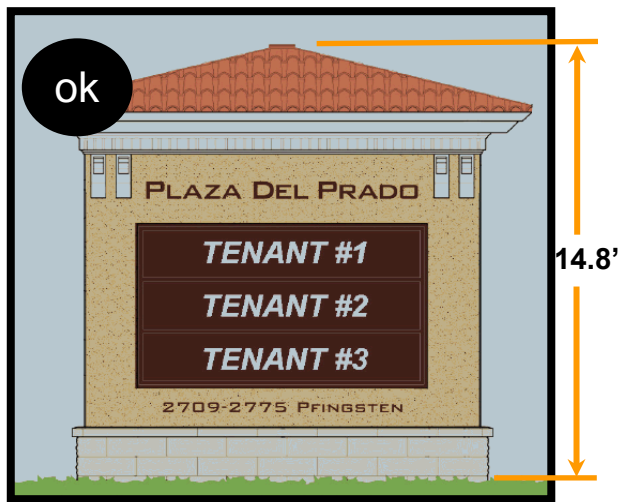


The sign is designed using the same elements as the shopping center.

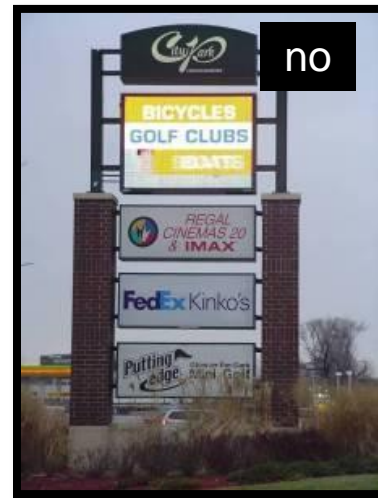
- The Design Committee will determine the appropriate sign area and height using *Table 1 – Size* located in the appendix.
- Height should be determined according to the square footage of the building(s), without exceeding 15' per sign.
- Area should be determined according to the square footage of the building(s), without exceeding 120 sq ft per side.

MULTI-TENANT GROUND SIGNS (Continued)

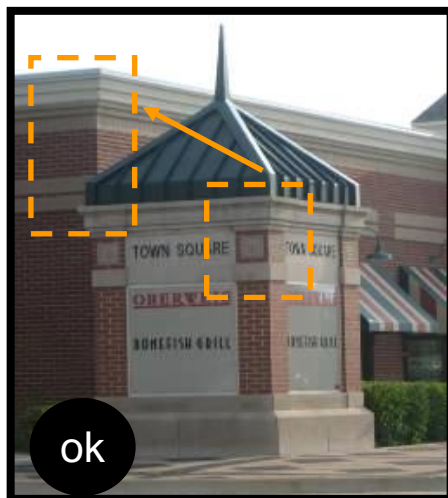
- In no event will any sign exceed 15' in height and 120 sq. ft. in area.



Sign is 14.8' in height (max height = 15') and has an area of 55 sq. ft. (max area = 120 sq. ft.)



Sign exceeds maximum allowable height and changeable electronic signs are not allowed



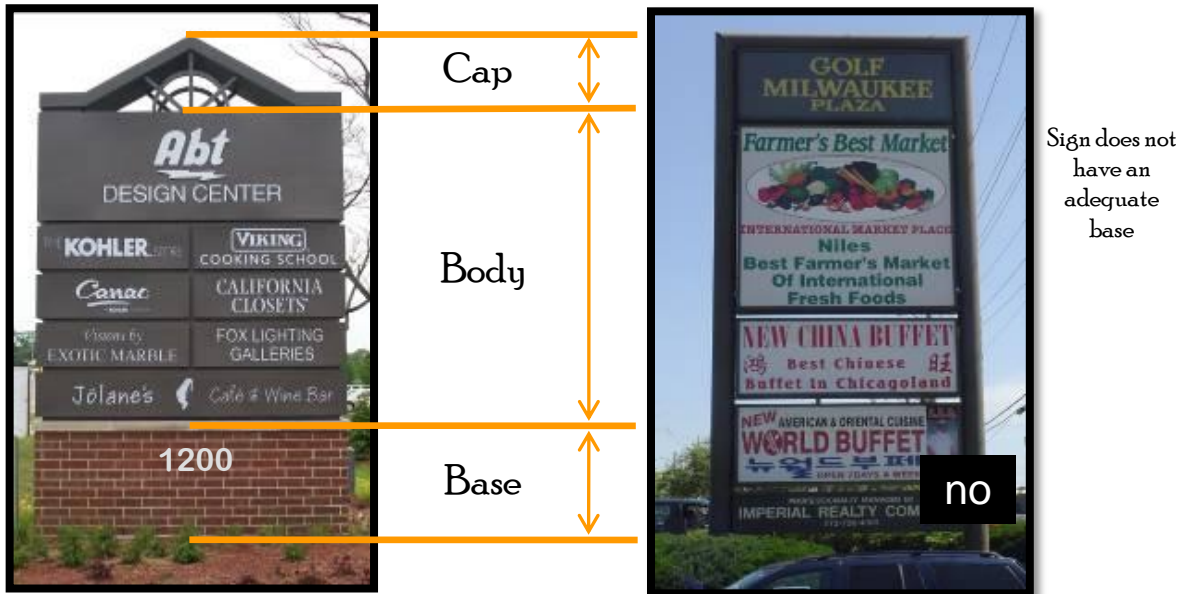
Sign is constructed with the same materials and design as the shopping center



Sign exceeds maximum allowable area

## DESIGN

- The sign shall have a sign base with a minimum one (1) foot height.
- A sign shall prominently display the building address (with numerals) that are a minimum height of six (6) inches.



Sign base provides at least 1' height



Building address is prominently displayed

Sign does not display building address

DESIGN (Continued)

- Signs shall have an architectural top or cap to coordinate with the building. If the building's architecture does not include a prominent cornice or cap, it may be determined that a cap/cornice is not appropriate for the sign.



Sign has an architectural cap

- Lettering shall be used to provide dimension and visual interest to the sign. Individual letters, pin-mounted, routed-out, and push-thru lettering are encouraged.



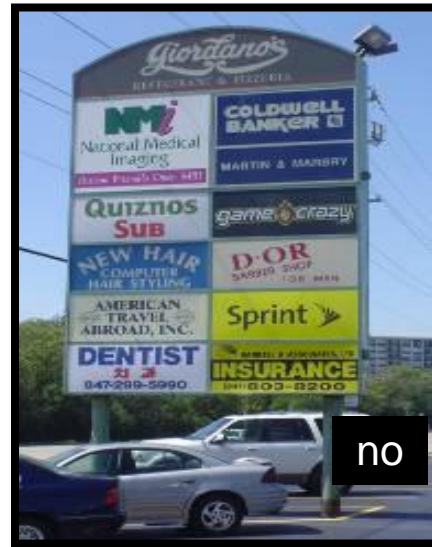
Push-thru or routed out letters and graphics are encouraged to provide dimension

## DESIGN (Continued)

- Panels shall generally have the same dimensions, material, and background color for consistency, recognizing that the major tenant, and/or center name, may have a slightly larger panel.

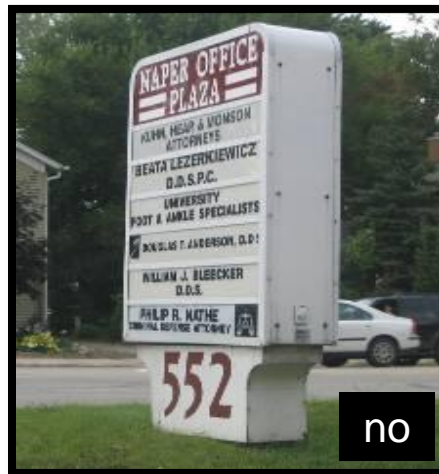


Panels have the same color background and different but harmonious text styles



Panels have different color backgrounds

- Panel Color and Text: Tenant panels shall be opaque surfaces with same background color. Fonts may be different styles provided they combine in a harmonious manner.
- Text Height shall be for legibility. Primary text shall have a minimum height of 4 inches.



Panels are translucent

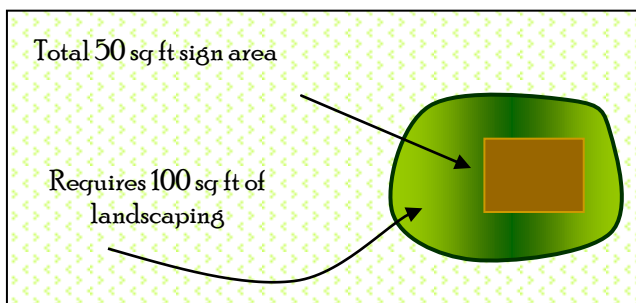
- Changing copy signs will be allowed if approved by the ad hoc Design Committee. Red or green copy is not permitted on electronic changing copy signs. In addition, no pictures or animation will be allowed.

## LANDSCAPING/LIGHTING

- The sign base shall be surrounded by year-round landscaping that equals or exceeds 2 sq. ft. of landscaping per 1 sq. ft. of the side with the largest sign area.
- Sign faces shall be constructed of an opaque surface



A 10' x 5' sign has an area of 50 sq. ft. This means that there must be at least 100 sq. ft. of landscaping.



The base of this sign lacks year-round landscaping.



Sign faces are translucent rather than opaque and sign does not have landscaping

## LANDSCAPING/LIGHTING (Continued)

- The base landscaping shall utilize materials to provide a four season interest.
- External illumination is encouraged in order to increase sign legibility and reduce harsh glare.
- Signs may be internally illuminated, but sign faces shall only be constructed of an opaque surface to allow internal light to project through translucent text.



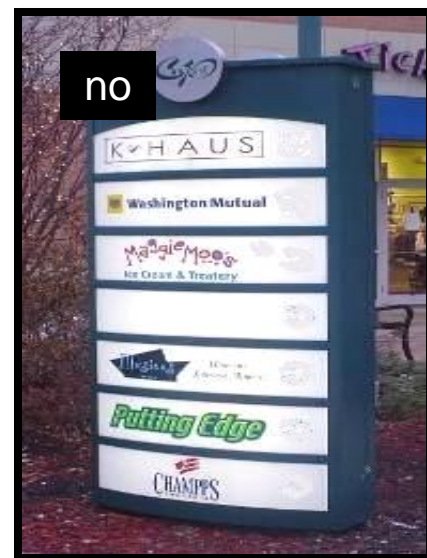
Sign makes use of external lighting to improve legibility and is further enhanced by a four season interest



Although this sign is internally illuminated, it lacks adequate landscaping



Tenant panels are opaque with internal illumination shining through the text only

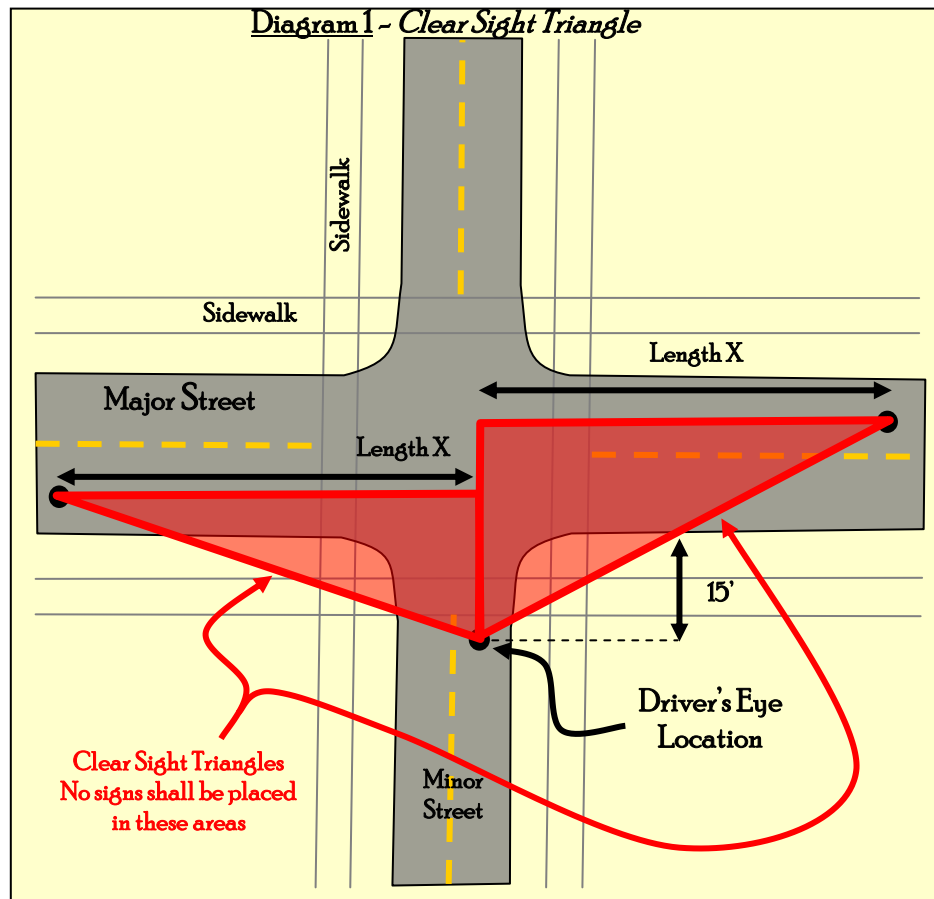


Sign faces are not opaque, only text shall be illuminated

## APPENDIX

### WHAT IS A CLEAR SIGHT TRIANGLE?

- A clear sight triangle is a method used to determine where objects may not be placed to ensure that a driver leaving a stop sign controlled intersection can see an approaching vehicle in either direction. To determine a clear sight triangle, use the table to determine **Length X** for a 2 lane street of a given speed. One point of the triangle is the driver stopped 15' from the pavement's edge, the other point is in the middle of the lane of the approaching vehicle **Length X** away from the stopped driver.



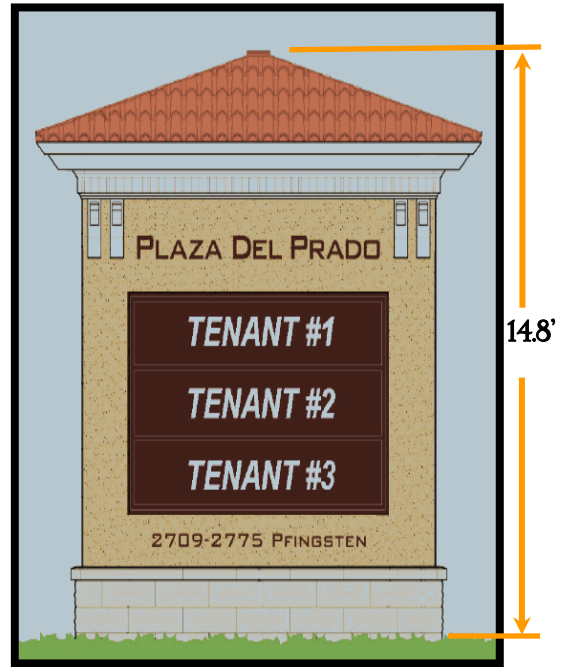
10 mph	170 ft
15 mph	225 ft
20 mph	280 ft
25 mph	335 ft
30 mph	390 ft
35 mph	445 ft
40 mph	500 ft
45 mph	555 ft
50 mph	610 ft
55 mph	665 ft
60 mph	720 ft

WHAT IS A CLEAR SITE (Continued)

- This table indicates the maximum allowable sign area and height, determined by developments under 100,000 square feet, such as exceptionally deep setbacks or extremely small street frontage, a development may be able to receive a waiver, not to exceed 15 feet in height or 120 square feet of area.



Example A



Example B

Table 1 ~ Size

Commercial Development's max leasable sq ft	Area max sq ft	Max ht
0-49,999	80	11
50,000-99,999	100	13
100,000 +	120	15

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**APPROVED SPECIES FOR PARKWAY PLANTING**


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Freeman maple – *Acer x freemanii*  
 October Glory Red Maple – *Acer rubrum* 'October Glory'  
 Red Sunset Red Maple – *Acer rubrum* 'franksred'  
 Black maple – *Acer nigrum*  
 Yellow Buckeye – *Aesculus octandra*  
 Horsechestnut – *Aesculus hippocastanum*  
 River Birch (tree form) – *Betula nigra*  
 Shagbark Hickory – *Carya ovata*  
 Catalpa – *Catalpa speciosa*  
 Hackberry – *Celtis occidentalis*  
 Yellowwood – *Cladrastis lutea*  
 Turkish Filbert – *Corylus colurna*  
 Ginkgo – *Ginkgo biloba* (male only)  
 Honeylocust (thornless varieties) – *Gleditsia triacanthos* var. *inermis*  
 Kentucky Coffeetree – *Gymnocladus dioecus*  
 Tuliptree – *Liriodendron tulipifera*  
 American Sweetgum (fruitless variety) – *Liquidambar styraciflua*  
 Dawn Redwood – *Metasequoia glyptostroboides*  
 Black gum or Tupelo – *Nyssa sylvatica*  
 American hophornbeam (Ironwood) – *Ostrya virginiana*  
 Amur Cork Tree – *Phellodendron amurense*  
 Aristocrat Callery pear – *Pyrus calleryana* 'Aristocrat'  
 Autumn Blaze Callery Pear – *Pyrus calleryana* 'Autumn Blaze'  
 Chinkapin oak – *Quercus muhlenbergii*  
 Shingle oak – *Quercus imbricaria*  
 English oak – *Quercus robur*  
 Red oak – *Quercus rubra*  
 Pin oak – *Quercus palustris*  
 Baldcypress – *Taxodium distichum*  
 American linden – *Tilia americana*  
 Littleleaf linden – *Tilia cordata*  
 Silver linden – *Tilia tomentosa*  
 Accolade elm – *Ulmus x Accolade*  
 Triumph elm – *Ulmus* 'Morton Glossy'  
 Commendation elm – *Ulmus* 'Morton Stalwart'  
 Lacebark elm – *Ulmus parvifolia*

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**TREES FOR PLANTING UNDER WIRES ONLY**


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(Trees must be tree form)

Amur maple – *Acer ginnala*

Tatarian maple – *Acer tataricum*

Three-flowered maple – *Acer triflorum*

Red Buckeye – *Aesculus pavia*

Serviceberry (tree form) – *Amelanchier x grandiflora*

American Hornbeam – *Carpinus caroliniana*

Red Bud – *Cercis canadensis*

Pagoda Dogwood – *Cornus alternifolia*

Corneliancherry Dogwood 'Golden Glory' – *Cornus mas* 'Golden Glory'

Thornless hawthorn – *Crataegus crus-galli* var. *inermis*

Spring Snow crabapple – *Malus* 'Spring Snow'

Prince Georges crabapple – *Malus* 'Prince Georges'

Prairifire flowering crabapple – *Malus x* 'Prairifire'

Coralburst crabapple – *Malus* 'Coralburst'

Japanese tree lilac – *Syringa reticulata*

*\*Other crabapples may be used if first approved for adequate disease resistance*

*Certificate of Design Standards*  
*This Certifies That*

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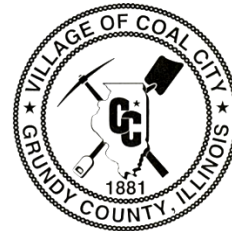
*Has followed all the requirements set forth in the Commercial Guidelines for  
Annexation and Outside the Core Area and has successfully shown compliance in  
the Design Standards*

*Given this* \_\_\_\_\_ *Day of* \_\_\_\_\_ *20* \_\_\_\_\_

*Signed By* \_\_\_\_\_

*Signed By* \_\_\_\_\_

*Signed By* \_\_\_\_\_



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## DEFINITIONS

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**AD HOC** - A temporary committee formed for a particular need

**APPROVED MASONRY MATERIALS** - Manufactured building units that are an aggregate of clay, shale, sand, concrete, or any combination thereof that are bonded together with mortar. Approved masonry are textured and colored. The coloring of approved masonry materials shall be integral to the product and not painted on the surface of the product. Products such as manufactured concrete brick, manufactured decorative stone, architectural block, cast stone, are considered approved masonry material.

**ARCHITECTURAL ELEMENTS** are the unique details and component parts that together, form the architectural style of houses, buildings and structures.

**ARCHITECTURAL PRE-CAST** - A combination of selected cements, aggregates and coloring agents used to custom plant produce architectural concrete building units.

**BOLLARDS** - A bollard is a short vertical post used in a variety of structures to control or direct road traffic.

**BRICK COURSING** - A row of bricks.

**BRICK SOLDIER COURSE** - A complete course (row) of brick laid on end vertically, with the narrow side exposed in the face of the wall.

**BUILDING MASSING** - A three dimensional form of evaluating scale, bulkiness and relationship to exterior spaces. A massing model is a summary of the fundamental exterior forms of a building.

**CAST STONE** - is a highly refined architectural precast concrete building stone manufactured to simulate natural cut stone. One of the oldest known types of concrete, it is the most aesthetically refined form of concrete known today. Cast Stone is used as a masonry product to provide architectural trim, ornamentation or functional features on buildings and other structures. Since the early 1920s, Cast Stone has earned widespread acceptance in the architectural community as a suitable replacement for many masonry materials and for all types of natural cut building stones.

**CHANGEABLE ELECTRONIC SIGNS (CES)** - shall mean a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. A CES does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

**CLAY FIRED BRICK** - A molded rectangular block of clay baked by the sun or in a kiln until hard and used as a building and paving material.

**CONCRETE MASONRY UNITS** - A concrete masonry unit (CMU), concrete block, cement block or foundation block is a large rectangular brick used in construction. Concrete blocks are made from cast concrete, usually sand and fine gravel for high-density blocks. Lower density blocks may use industrial wastes as an aggregate. Concrete blocks that do not contain cinders are often mistakenly called cinder or breeze blocks in everyday speech.

CONCRETE PANELS - Structural concrete element cast elsewhere than its final position in the structure.

CORNICES - A horizontal molded projection that crowns or completes a building or wall.

DESIGN COMMITTEE - consists of the Village Administrator, two members of the Planning and Zoning Commission and a member of the Village Board.

EIFS (Exterior Insulated Finished System) - A synthetic alternative to natural stucco, a cement-based material used for finishing the exterior of buildings.

FOUR SEASON INTERESTS - Landscaping for the four seasons begins with a plant selection plan that will provide something to catch the eye in each of the four seasons. Landscaping so as to have flowering trees throughout spring and summer, fall foliage in autumn and good structure in winter is the ideal.

GABLE ROOF - A roof with a triangle, with the ridge forming an angle at the top and each eave forming an angle at the bottom

HIP ROOF - One formed by four walls sloped in different directions with the two longer sides forming a ridge at the top.

IBC - International Building Code

IFC - Illinois Fire Code

INTERNALLY ILLUMINATED - A light source that emits light and that is positioned within a housing such that light emitted by the light source passes through the housing.

LIGHT SPILL OVER - is light that extends beyond the targeted object. This includes light trespass, which extends beyond property lines.

MANSARD ROOFS - A four-sided roof having a double slope on all sides, with the lower slope much steeper than the upper.

MANUFACTURED STONE - is a building material fabricated by pouring a light weight concrete mix into a cast of natural stone mold. A distinct coloring process creates natural color palettes that capture the nuances of real stone. Its light weight properties eliminate the need for wall ties or footings. Manufactured stone has a 2% (approximately) waste factor versus 10% or more for natural stone. The thickness of manufactured stones average 0.625" to 3.625", depending on the texture. Upon close inspection these manufactured stones closely resemble natural stone in feel and texture.

**MOLDING** - Is a strip of material used to cover transitions between surfaces or for decoration.

**NATURAL STUCCO** - is applied to the house sheathing after a water impermeable membrane like #15 felt paper has been fastened to the sheathing. Over that a layer of galvanized metal lath/ mesh is installed and then successive coats of stucco base and top coats applied for the desired effect. Stucco that is not colored or treated, has a natural sand color and is called natural stucco.

**NEC** - National Electrical Code

**OPAQUE SURFACE** - Opaque means that a material does not transmit light from an internal illumination source. Applied to sign backgrounds, means that the area surrounding any letters or symbols on the sign either is not lighted from within, or allows no light from an internal source to shine through it.

**PARAPET** - is a wall-like barrier at the edge of a roof or structure. It serves to prevent unwanted falls over the edge or it may be constructional or stylistic feature.

**PILISTERS** - a rectangular support which resembles a flat column. The pilaster projects only slightly from the wall, and has a base, a shaft, and a capital.

**PRECAST** - See Concrete Panels

**SAND BLASTING** - is a generic term for the process of smoothing, shaping and cleaning a hard surface by forcing solid particles across that surface at high speeds; the effect is similar to that of using sandpaper, but provides a more even finish with no problems at corners or crannies. Sandblasting can occur naturally, usually as a result of particles blown by wind or artificially, using compressed air.

**SHALL** - Indicates a requirement.

**SHOULD** - Is a recommendation and not required

**SPLIT FACED BLOCK** - Split-face concrete blocks or concrete masonry units (CMUs) are a special class of decorative or architectural block that has a rough, stone-like texture created by splitting a block during production. Like other architectural CMUs, split-faced block does not require any further application of a decorative finish on the exterior surface, such as paint or stucco. A CMU is made from a relatively dry mixture of Portland cement, aggregates, water, and admixtures. Aggregate or filler material is usually sand, gravel, or fly ash. Admixtures can be coloring agents, air-entraining materials, accelerators, retarders, or water repellants. The materials are then mixed, molded into the desired shape, and squeezed or compacted to make the material more dense. The units are subsequently cured under controlled moisture and temperature conditions. A machine splits the cured solid or hollow concrete units lengthwise or crosswise to achieve the rough, quarried stone surface texture of a split-face CMU. The surfaces are irregular and sharp, with the aggregates breaking through in various plains. Manufacturers produce a wide variety of colors, textures, and shapes by varying cements, aggregates, color pigments, and unit size. The most popular nominal size is the 8x8x16" hollow unit, but half-length units, return corners, and other multiples of four inches are available. Split solid units are nominally four inches wide with heights ranging from 1 5/8" to 7 5/8". Solid units usually serve as a veneer or facing material. Ribbed hollow units can be split to produce unusual effects.

**TERN METAL** - an alloy of lead and tin used for plating. Terne metal, an alloy of lead and typically 10 to 15 percent tin, is used to coat steel sheet in order to produce a strong, corrosion-resistant product that is widely used for roofing and other uses where lead's favorable properties are sought but a reduced total weight is desired.

**TILE** - A tile is a manufactured piece of hard-wearing material such as ceramic, stone, metal, or even glass. Tiles are generally used for covering roofs, floors, and walls, showers, or other objects such as tabletops

**TRANSLUCENT TEXT** - Text that permits light to pass through but diffuses it so that text is clearly visible by persons on the opposite side.



# Village of Coal City

515 So Broadway Coal City IL, 60416

Phone 815-634-8606

## Design Application

Applied Date: Year\_\_\_\_\_Month\_\_\_\_\_Day\_\_\_\_\_

Issued Date: Year\_\_\_\_\_Month\_\_\_\_\_Day\_\_\_\_\_

Owner\_\_\_\_\_Phone\_\_\_\_\_

Applicant\_\_\_\_\_Address\_\_\_\_\_

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### Legal Description of Property

1. Township\_\_\_\_\_Present Zoning Classification\_\_\_\_\_

2. Subdivision\_\_\_\_\_Block\_\_\_\_\_Lot\_\_\_\_\_

3. Tax Identification Number\_\_\_\_\_

4. Street Number\_\_\_\_\_Street Name\_\_\_\_\_Zip Code\_\_\_\_\_

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☐ Building Mass and Site Design

☐ Lighting

☐ Parking Facilities

☐ Landscape and Site Improvements

☐ Sign Design Guidelines

Comments:

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☐ Approval

☐ Disapproval

Signed\_\_\_\_\_

Signed\_\_\_\_\_

Signed\_\_\_\_\_

Signed\_\_\_\_\_

Applicant \_\_\_\_\_

Zoning Official\_\_\_\_\_